

City Council
Atlanta, Georgia

01-O-0231

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-01
DATE FILED: 1-9-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **3449 Lakeside Drive, N.E. and 3443-3471 Kingsboro Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District to the **PD-MU (Planned-Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **9 and 45** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 9 & 45 of the 17th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southeasterly right-of-way line of Kingsboro Road (40' R/W) and the northeasterly right-of-way line of Lakeside Drive (40' R/W); thence northeasterly along said right-of-way line of Kingsboro Road North 60 degrees 40 minutes 27 seconds East a distance of 50.00 feet to an iron pin found (1/2" OT Pipe); thence North 61 degrees 24 minutes 14 seconds East a distance of 79.89 feet to an iron pin found (1/2" OT Pipe); thence North 60 degrees 40 minutes 57 seconds East a distance of 80.13 feet to an iron pin found (1/2" OT Pipe); thence North 59 degrees 58 minutes 12 seconds East a distance of 59.98 feet to an iron pin found (1/2" OT Pipe); thence North 57 degrees 51 minutes 01 seconds East a distance of 59.83 feet to an iron pin found (Disturbed); thence North 55 degrees 36 minutes 27 seconds East a distance of 59.91 feet to an iron pin found (3/4" OT Pipe); thence leaving said right-of-way line of Kingsboro Road South 37 degrees 35 minutes 30 seconds East a distance of 431.09 feet to an iron pin found (1/2" OT Pipe); thence North 88 degrees 51 minutes 48 seconds West a distance of 90.00 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 90.00 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 100.88 feet to a point; thence North 88 degrees 51 minutes 48 seconds West a distance of 31.91 feet to an iron pin found; thence South 25 degrees 33 minutes 39 seconds West a distance of 77.27 feet to an iron pin found on the northeasterly right-of-way line of Lakeside Drive; thence along said right-of-way line of Lakeside Drive 116.20 feet along the arc of a curve to the right, said curve having a radius of 198.74 feet and a chord bearing and distance of North 50 degrees 58 minutes 33 seconds West 114.55 feet to a point; thence North 28 degrees 51 minutes 12 seconds West a distance of 152.43 feet to a point and the Point of Beginning.

Said tract containing 2.792 acres of land.

POSSIBLE GAP PARCEL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 9 of the 17th District, Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

To find the True Point of Beginning, commence from a point at the intersection of the southeasterly right-of-way line of Kingsboro Road (40' R/W) and the northeasterly right-of-way line of Lakeside Drive (40' R/W); thence southeasterly along said right-of-way line of Lakeside Drive South 28 degrees 51 minutes 12 seconds East a distance of 152.43 feet to a point; thence 116.20 feet along the arc of a curve to the left, said curve having a radius of 198.74 feet and a chord bearing and distance of South 50 degrees 58 minutes 33 seconds East 114.55 feet to an iron pin found; thence leaving said right-of-way line of Lakeside Drive North 25 degrees 33 minutes 39 seconds East a distance of 59.88 feet to a point and the True Point of Beginning; from the True Point of Beginning as thus established commence South 72 degrees 36 minutes 11 seconds West a distance of 18.33 feet to a point; thence North 35 degrees 19 minutes 00 seconds West a distance of 27.02 feet to an iron pin found (#2 Re-rod); thence South 88 degrees 45 minutes 15 seconds East a distance of 40.62 feet to an iron pin found; thence South 25 degrees 33 minutes 19 seconds West a distance of 17.39 feet to a point and the True Point of Beginning.

Said tract containing 0.013 acres (557 Sq. Ft.) of land.

2-01-01

01- -0231

(Do Not Write Above This Line)

AN ORDINANCE Z-01-01
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-3
(SINGLE-FAMILY RESIDENTIAL) DISTRICT
TO THE PD-H (PLANNED DEVELOPMENT-
HOUSING) DISTRICT, PROPERTY LOCATED
AT 3449 LAKESIDE DRIVE, N.E. AND
3443-3471 KINGSBORO ROAD, N.E., FRONTING
389.74 FEET ON THE SOUTHEASTERLY SIDE
OF KINGSBORO ROAD BEGINNING AT THE
SOUTHEAST CORNER OF LAKESIDE DRIVE.
DEPTH: VARIES; AREA: 2.805 ACRES;
LAND LOTS 9 and 45, 17TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: HAROUT KHATACHODOURIAN
APPLICANT: FINGER DEVELOPMENT COMPANY
BY: NATHAN V. HENDRICKS III, ESQ.,
ATTORNEY
NPU-B COUNCIL DISTRICT 7

☐ **CONSENT REFER**
☐ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**
☐ **PERSONAL PAPER REFER**

Date Referred

Referred To

Date Referred

Referred To

Date Referred

Referred To

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
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Fav, Adv, Held (see rev. side) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. side) _____
Others _____
Members _____
Refer To _____

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION